



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 18108      DRP Map Date: 12/17/2014      SCM Date: 02/12/2015      Report Date: 01/13/2015  
Park Planning Area # 35C      SAUGUS      Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

See also attached Trail Report.

Comments:

This project is exempt from Quimby requirements because it is a non-residential (commercial and industrial) subdivision.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

*Kathline J. King*  
Kathline J. King, Chief of Planning

Supv D 5th  
December 31, 2014 09:01:43  
QMB02F.FRX



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	18108	DRP Map Date: 12/17/2014	SMC Date: 02/12/2015	Report Date: 01/13/2015
Park Planning Area #	35C	SAUGUS	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ People} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.33	0.0030	0	0.00
M.F. < 5 Units	1.92	0.0030	0	0.00
M.F. >= 5 Units	1.68	0.0030	0	0.00
Mobile Units	1.36	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = 35C SAUGUS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$205,114	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$205,114	\$0



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Russ Guiney, Director

John Wicker, Chief Deputy Director



February 12, 2015

TO: Kim Szalay, Principal Planner  
Special Projects Section

FROM: Kathline J. King, Chief of Planning *K. King*  
Planning Division

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR  
VESTING TENTATIVE PARCEL MAP (VTPM) #18108  
MAP STAMPED BY REGIONAL PLANNING: DECEMBER 17, 2014**

The Department has completed review of the VTPM 18108 and is requiring the Subdivider to dedicate a fourteen-foot (14') wide easement to the County for multi-use (hiking, mountain biking, and equestrian) trail purposes, construct a ten-foot (10') wide trail, and install appropriate fencing within the dedicated trail easement for the Castaic Creek Trail and the Hasley Canyon Trail.

Map is on **HOLD** until details of trail alignment, trail crossings and pertinent trail section views, as specified below, are defined to the satisfaction of the Department.

Hold (**HOLD**) appears before those items that the subdivider must address in order for the Department to clear the subject map, prior to final map recordation.

1. (**HOLD**) Provide a Trail Exhibit Map sheet, previously requested as condition seven (7) within the January 14, 2008 Trail Report.
2. (**HOLD**) Please provide a detailed section view of the Franklin Parkway between Planning Area (PA) 3.2 and PA 3.3 for both the Hasley Creek Channel trail crossing and the Franklin Parkway trail crossing. Section views to show: trail width, fencing, height if undercrossing, infrastructure such as bridge or culvert, etc. Please utilize appropriate section view notation, such as "A-A," "B-B," etc. on both sheet 12 and sheet 15 with detailed section views placed within both sheet 3 and within the requested Trail Exhibit Map sheet.
3. (**HOLD**) Denote where appropriate along the proposed County trail alignments: **"14' wide multi-use (hiking, mountain biking, and equestrian) trail easement with minimum 10' wide trail to County of Los Angeles."** Please also denote responsible party for any proposed non-County trails i.e. HOA, etc.

Kim Szalay  
February 12, 2015  
Page 2

4. **(HOLD)** Collaborate with Park Planner to revise a section of the proposed trail route to reduce trail grade utilizing existing elevation contours within the proposed open space lot 65, as shown on sheet 8 of 21.
5. **(HOLD)** Insert notation, "***Trail undercrossing to be provided within TM# 53108,***" at southwest end of the proposed Castaic Creek Trail where trail meets SR 126 south of proposed open space lot 65.

If you have any questions regarding the trail conditions, please contact Robert Ettleman at (213) 351-5134 or [rettleman@parks.lacounty.gov](mailto:rettleman@parks.lacounty.gov).

KK:FM:RLE:ts 18108 Trail Conditions

c: Newhall Land (S. Sanchez)  
Hunsaker & Associates (C. Ginn)  
Parks and Recreation (K. King, C. Lau, O. Ruano, R. Ettleman)